

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
HEATHER T. HATCH
1151 Ethnie Court
North Salt Lake, UT 84054

File Number: 2021-5738
Parcel ID: SG-SMSB-4-93

Warranty Deed

Know All Men By These Presents that

KELLY G. BENNETT

(henceforth referred to as "Grantor") of 673 Rainier Drive, St. George, UT 84770, for consideration paid, hereby CONVEY(s) and WARRANTS to:

HEATHER T. HATCH

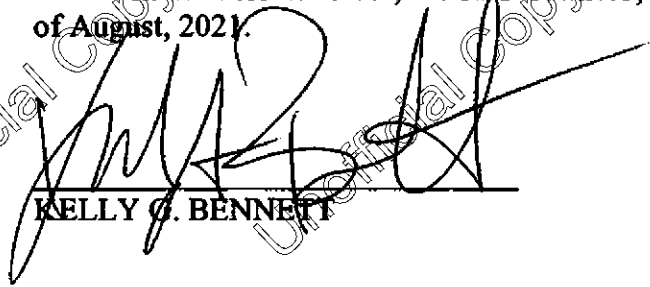
(henceforth referred to as "Grantee") of 1151 Ethnie Court, North Salt Lake, UT 84054, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

LOT NINETY-THREE (93), SANTA MARIA AT SUNBROOK PHASE 4 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

Grantee is advised and acknowledges that there are collapsible, expandable and unstable soils throughout Washington County, likely including portions of the Property. Grantor makes no representations or warranties whatsoever concerning the stability of the soils on the Property. Grantee accepts title to the Property with a covenant that as the owner of the Property Grantee does hereby waive on its own accord and on behalf of all successor owners of the Property any claims against Kelly G. Bennett that may arise as a result of any geotechnical issues related to the Property and Grantee as an owner in the chain of title on the Property covenants to indemnify and defend Kelly G. Bennett from any claims related in any way to the stability of the Property's soil.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

In Witness Whereof, the said Grantor, hereunto set by hands and seals this 18 day of August, 2021.

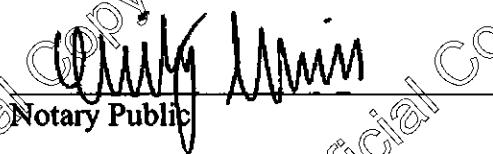


KELLY G. BENNETT

STATE OF UTAH
COUNTY OF WASHINGTON

On this 18 day of August, 2021, before me Emily Wilson, a notary public, personally appeared KELLY G. BENNETT, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public

